

EXHIBIT “21”

Fill in this information to identify the case:

Debtor 1 _____

Debtor 2 _____
(Spouse, if filing)

United States Bankruptcy Court for the: _____ District of _____

Case number _____

Official Form 410

Proof of Claim

04/16

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. **Do not send original documents;** they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

Part 1: Identify the Claim**1. Who is the current creditor?**

Name of the current creditor (the person or entity to be paid for this claim)

Other names the creditor used with the debtor _____

2. Has this claim been acquired from someone else?
☐ No

☐ Yes. From whom? _____
3. Where should notices and payments to the creditor be sent?**Where should notices to the creditor be sent?****Where should payments to the creditor be sent? (if different)**

Federal Rule of
Bankruptcy Procedure
(FRBP) 2002(g)

Name

Name

Number Street

Number Street

City State ZIP Code

City State ZIP Code

Contact phone

Contact phone

Contact email

Contact email

Uniform claim identifier for electronic payments in chapter 13 (if you use one):

4. Does this claim amend one already filed?
☐ No

☐ Yes. Claim number on court claims registry (if known) _____

Filed on _____
MM / DD / YYYY

5. Do you know if anyone else has filed a proof of claim for this claim?
☐ No

☐ Yes. Who made the earlier filing? _____

Part 2: Give Information About the Claim as of the Date the Case Was Filed

6. Do you have any number you use to identify the debtor?	<input type="checkbox"/> No <input type="checkbox"/> Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: ____ ____ ____ ____
7. How much is the claim?	\$ _____. Does this amount include interest or other charges? <input type="checkbox"/> No <input type="checkbox"/> Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).
8. What is the basis of the claim?	Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card. Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c). Limit disclosing information that is entitled to privacy, such as health care information. _____
9. Is all or part of the claim secured?	<input type="checkbox"/> No <input type="checkbox"/> Yes. The claim is secured by a lien on property. Nature of property: <input type="checkbox"/> Real estate. If the claim is secured by the debtor's principal residence, file a <i>Mortgage Proof of Claim Attachment</i> (Official Form 410-A) with this <i>Proof of Claim</i> . <input type="checkbox"/> Motor vehicle <input type="checkbox"/> Other. Describe: _____ Basis for perfection: _____ Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.) Value of property: \$ _____ Amount of the claim that is secured: \$ _____ Amount of the claim that is unsecured: \$ _____ (The sum of the secured and unsecured amounts should match the amount in line 7.) Amount necessary to cure any default as of the date of the petition: \$ _____ Annual Interest Rate [Real Estate] (when case was filed) _____ % Annual Interest Rate [Judgments] (when case was filed) _____ % <input type="checkbox"/> Fixed <input type="checkbox"/> Variable
10. Is this claim based on a lease?	<input type="checkbox"/> No <input type="checkbox"/> Yes. Amount necessary to cure any default as of the date of the petition. \$ _____
11. Is this claim subject to a right of setoff?	<input type="checkbox"/> No <input type="checkbox"/> Yes. Identify the property: _____

12. Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?

☐ No

☐ Yes. Check one:

☐ Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).

☐ Up to \$2,850* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).

☐ Wages, salaries, or commissions (up to \$12,850*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4).

☐ Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).

☐ Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5).

☐ Other. Specify subsection of 11 U.S.C. § 507(a)() that applies.

Amount entitled to priority

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

* Amounts are subject to adjustment on 4/01/19 and every 3 years after that for cases begun on or after the date of adjustment.

Part 3: Sign Below

The person completing this proof of claim must sign and date it. FRBP 9011(b).

If you file this claim electronically, FRBP 5005(a)(2) authorizes courts to establish local rules specifying what a signature is.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Check the appropriate box:

☐ I am the creditor.

☐ I am the creditor's attorney or authorized agent.

☐ I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.

☐ I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this *Proof of Claim* serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this *Proof of Claim* and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on date _____
MM / DD / YYYY

Signature _____

Print the name of the person who is completing and signing this claim:

Name _____
First name Middle name Last name

Title _____

Company _____
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address _____
Number Street

City State ZIP Code

Contact phone _____ Email _____

Pre-Petition Itemized Statement

ACCOUNT NUMBER	PERIOD / YEAR	TAX TYPE	TAX PRINCIPAL	INTEREST	PENALTY	OTHER	JUDGMENT AMOUNT	TOTALS	COMMENTS
	SECURED CLAIMS								
612003800	01012016Y	REA				\$ 325.00		\$ 325.00	
612003800	12312016Y	REA	\$ 79.54	\$ 302.27	\$ 92.74	\$ 120.37		\$ 594.92	
612003800	12312017Y	REA	\$ 1,357.03	\$ 254.45	\$ 94.99	\$ 199.33		\$ 1,905.80	
612003800	12312018Y	REA	\$ 1,357.03	\$ 132.31	\$ 94.99	\$ 192.00		\$ 1,776.33	
612003800	12312019Y	REA	\$ 1,373.13	\$ 10.30		\$ 91.45		\$ 1,474.88	
612003800	12312020Y	REA	\$ 207.17					\$ 207.17	
	TOTAL							\$ 6,284.10	508 W Tabor Road
491457800	12312014Y	REA		\$ 400.91	\$ 69.29	\$ 161.21		\$ 631.41	
491457800	12312015Y	REA	\$ 988.27	\$ 414.48	\$ 80.58	\$ 180.90		\$ 1,664.23	
491457800	12312016Y	REA	\$ 611.71	\$ 169.75	\$ 42.82	\$ 141.36		\$ 965.64	
491457800	12312017Y	REA	\$ 611.71	\$ 114.70	\$ 42.82	\$ 143.09		\$ 912.32	
491457800	12312018Y	REA	\$ 611.71	\$ 59.64	\$ 42.82	\$ 139.79		\$ 853.96	
491457800	12312019Y	REA	\$ 724.40	\$ 5.43		\$ 91.45		\$ 821.28	
491457800	12312020Y	REA	\$ 677.50					\$ 677.50	
	TOTAL							\$ 6,526.34	4624 N 12th Street
162067900	12312014Y	REA	\$ 120.88	\$ 133.67	\$ 22.01	\$ 108.49		\$ 385.05	
162067900	12312015Y	REA	\$ 314.36	\$ 115.53	\$ 22.01	\$ 119.02		\$ 570.92	
162067900	12312016Y	REA	\$ 397.61	\$ 110.33	\$ 27.83	\$ 124.05		\$ 659.82	
162067900	12312017Y	REA	\$ 397.61	\$ 74.55	\$ 27.83	\$ 126.94		\$ 626.93	
162067900	12312018Y	REA	\$ 397.61	\$ 38.76	\$ 27.83	\$ 124.79		\$ 588.99	
162067900	12312019Y	REA	\$ 423.37	\$ 3.18		\$ 91.45		\$ 518.00	
162067900	12312020Y	REA	\$ 380.75					\$ 380.75	
	TOTAL							\$ 3,730.46	2538 N Gratz Street
73060600	12312020Y	REA	\$ 552.92					\$ 552.92	3301 A Street
602189900	12312020Y	REA	\$ 1,093.24					\$ 1,093.24	33 S 53rd Street
332526600	12312013Y	REA		\$ 479.75	\$ 67.84	\$ 54.06		\$ 601.65	
332526600	12312014Y	REA	\$ 469.59	\$ 517.69	\$ 85.22	\$ 156.25		\$ 1,228.75	
332526600	12312015Y	REA	\$ 1,217.39	\$ 447.39	\$ 85.22	\$ 196.90		\$ 1,946.90	
332526600	12312016Y	REA	\$ 672.89	\$ 186.73	\$ 47.10	\$ 146.31		\$ 1,053.03	
332526600	12312017Y	REA	\$ 672.89	\$ 126.17	\$ 47.10	\$ 147.71		\$ 993.87	
332526600	12312018Y	REA	\$ 672.89	\$ 65.61	\$ 47.10	\$ 144.07		\$ 929.67	
332526600	12312019Y	REA	\$ 668.06	\$ 5.01		\$ 91.45		\$ 764.52	
332526600	12312020Y	REA	\$ 599.11					\$ 599.11	
	TOTAL							\$ 8,117.50	4021 Neilson St

Pre-Petition Itemized Statement

[illegible]

Pre-Petition Itemized Statement

ACCOUNT NUMBER	PERIOD / YEAR	TAX TYPE	TAX PRINCIPAL	INTEREST	PENALTY	OTHER	JUDGMENT AMOUNT	TOTALS	COMMENTS
ending in 8150	08292019y	WATER				\$ 94.75		\$ 94.75	CE-19-07-72-0216 court costs
491457800	07142010y	L&I	\$ 271.55	\$ 152.58				\$ 424.13	Lien no. 10100308 clean and seal up vacant building at 4624 N 12th Street
612003800	3112019	L&I	\$ 63,188.62	\$ 3,475.34				\$ 66,663.96	Bill no. 02668607 complete demolition of existing structure at 508 W Tabor Road
	TOTAL							\$ 67,182.84	
ending in 6860	12312007Y	BIR	\$ 902.06	\$ 2,482.46	\$ 4,176.64			\$ 7,561.16	covered by settlement of litigated claim CP-160300154
ending in 6860	12312008Y	BIR	\$ 1,397.00	\$ 1,298.87	\$ 2,462.22			\$ 5,158.09	covered by settlement of litigated claim CP-160300154
ending in 6860	12312009Y	BIR	\$ 426.00	\$ 344.96	\$ 686.93			\$ 1,457.89	covered by settlement of litigated claim CP-160300154
ending in 6860	12312010Y	BIR	\$ 103.00	\$ 71.05	\$ 150.64			\$ 324.69	covered by settlement of litigated claim CP-160300154
ending in 6860	04152011Y	BIR		\$ 12.36	\$ 30.90			\$ 43.26	covered by settlement of litigated claim CP-160300154
ending in 6860	12312011Y	BIR	\$ 175.00	\$ 99.70	\$ 229.69			\$ 504.39	covered by settlement of litigated claim CP-160300154
ending in 6860	04152012Y	BIR		\$ 21.00	\$ 52.50			\$ 73.50	covered by settlement of litigated claim CP-160300154
ending in 6860	12312012Y	BIR	\$ 212.00	\$ 95.34	\$ 228.96			\$ 536.30	covered by settlement of litigated claim CP-160300154
ending in 6860	12312013Y	BIR	\$ 2,005.00	\$ 696.29	\$ 1,729.32			\$ 4,430.61	covered by settlement of litigated claim CP-160300154
ending in 6860	12312014Y	BIR	\$ 144.00	\$ 42.82	\$ 102.60			\$ 289.42	covered by settlement of litigated claim CP-160300154
ending in 6860	04152015Y	BIR		\$ 7.55	\$ 21.60			\$ 29.15	covered by settlement of litigated claim CP-160300154
ending in 6860	12312006Y	NPT	\$ 462.00	\$ 540.43	\$ 952.88			\$ 1,955.31	covered by settlement of litigated claim CP-160300154
ending in 6860	12312011Y	NPT	\$ 47.00	\$ 26.78	\$ 61.69			\$ 135.47	covered by settlement of litigated claim CP-160300154
ending in 6860	12312012Y	NPT	\$ 58.00	\$ 26.08	\$ 62.64			\$ 146.72	covered by settlement of litigated claim CP-160300154
ending in 6860	12312013Y	NPT	\$ 15.00	\$ 5.21	\$ 12.94			\$ 33.15	covered by settlement of litigated claim CP-160300154
ending in 6860	12312014Y	NPT	\$ 21.00	\$ 6.24	\$ 14.97			\$ 42.21	covered by settlement of litigated claim CP-160300154
	TOTAL							\$ 22,721.32	
TOTAL SECURED CLAIMS								\$ 138,416.62	
PRIORITY CLAIMS									
ending in 6860	12312015Y	BIR	\$ 173.00	\$ 42.38	\$ 97.31			\$ 312.69	recently assessed by Law Department
ending in 6860	12312016Y	BIR	\$ 207.00	\$ 38.28	\$ 85.39			\$ 330.67	recently assessed by Law Department
ending in 6860	12312017Y	BIR	\$ 249.00	\$ 31.11	\$ 65.36			\$ 345.47	recently assessed by Law Department
ending in 6860	04152018Y	BIR	\$ 249.00	\$ 31.11	\$ 65.36			\$ 345.47	recently assessed by Law Department
ending in 6860	12312015Y	NPT	\$ 25.00	\$ 6.13	\$ 14.06			\$ 45.19	recently assessed by Law Department
ending in 6860	12312016Y	NPT	\$ 30.00	\$ 5.55	\$ 12.38			\$ 47.93	recently assessed by Law Department
ending in 6860	12312017Y	NPT	\$ 36.00	\$ 4.50	\$ 9.45			\$ 49.95	recently assessed by Law Department
	TOTAL							\$ 1,477.37	
TOTAL CLAIM								\$ 139,893.99	

Pre-Petition Itemized Statement

ACCOUNT NUMBER	PERIOD / YEAR	TAX TYPE	TAX PRINCIPAL	INTEREST	PENALTY	OTHER	JUDGMENT AMOUNT	TOTALS	COMMENTS
PHILADELPHIA REAL PROPERTY				VALUATION					
	3301 A Street			\$ 51,700.00					
	2538 N Gratz Street			\$ 36,300.00					
	2507 N 19th Street			\$ 75,000.00					
	4021 Neilson Street			\$ 115,958.00					
	4624 N 12th Street			\$ 85,399.00					
	33 S 53rd Street			\$ 210,355.00					
	419 W Godfrey Street			\$ 167,910.00					
	508 Tabor Road			\$ 85,300.00					
	TOTAL			\$ 827,922.00					



**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Patrick F. Dugan, President Judge

John J. Joyce, Deputy Court Administrator

CODE ENFORCEMENT COMPLAINT

CE-19-07-72-0216

City of Philadelphia Law Department, Water Revenue Bureau Municipal Services Building 1401 JFK Boulevard, 5th Floor Philadelphia, PA 19102 <div align="right"><i>Plaintiff</i></div>	ABRAHAM ITUAH 2507 N 19TH ST PHILADELPHIA, PA 19132 <div align="right"><i>Defendants(s)</i></div>
051-88150-02507-001 20181023	

The within-named defendant(s) is (are) in violation of the code(s) or ordinance(s) of the City of Philadelphia or statute(s) of Commonwealth of Pennsylvania as listed below. Request is made for imposition of penalties or fines as provided by law.

DESCRIPTION OR NATURE OF VIOLATION

Violation Premises: 2507 N 19TH ST 051-88150-02507-001
 TO THE DEFENDANT(S): The City of Philadelphia demands judgment in this Court against you for fines and/or unpaid water/sewer rents in the total amount of \$1,556.99 plus costs (including the reasonable cost of collection) and interest and penalties as provided by law upon the following claims: 1. Unpaid water/sewer rents from July 18, 2016 cycle to September 23, 2018 cycle in the amount of \$1,556.99. 2. Section 19-1607 of the Philadelphia Code provides that any property owner who does not physically reside at a premises connected to the City's water/sewer systems must pay a water/sewer rent bill within 90 days of any cycle's due date or be subject to a \$100.00 fine for each offence. The Defendant has failed to pay 1 cycle(s) bills timely; therefore, the City of Philadelphia requests that this court enter a fine against the defendant(s) in the amount of \$0.00.

Summons to the Defendant

You are hereby ordered to appear at a Hearing scheduled as follows:

Citation al Demandado

Por la presenta, Usted esta dirijido a presentarse A la siguiente:

1339 Chestnut Street 6th Floor
 Philadelphia, PA 19107
 Hearing Room: 1

August 29th, 2019

09:00 AM

WHEREFORE, the City of Philadelphia requests this Court enter a fine jointly and severally against each defendant in the

Amount Due	\$ 1556.99
Court Costs	\$ 94.75

TOTAL CLAIMED	\$ 1651.74
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Date Filed: 07/15/2019

I am an attorney for the plaintiff(s), the plaintiff's authorized representative or have a power of attorney for the plaintiff(s) in this code enforcement action. I hereby verify that I am authorized to make this verification; that I have sufficient knowledge, information and belief to take this verification or have gained sufficient knowledge, information and belief from communications with the plaintiff or the persons listed below and that the facts set forth are true and correct to the best of my knowledge, information and belief. I understand that this verification is made subject to the penalties set forth in 18 Pa. C.S. § 4904, which concerns the making of unsworn falsifications to authorities. If I am an authorized representative or have a power of attorney, I have attached a completed Philadelphia Municipal Court authorized representative form or a completed power of attorney form.

Adriana K. Gonzalez

Municipal Services Building 1401 JFK Boulevard,
 5th Floor
 Philadelphia, PA 19102

Address &
 Phone

Signature Plaintiff/Attorney
 Attorney # 318831

DIVISIONAL DEPUTY CITY SOLICITOR — SUSAN M. CROSBY

NOTICE TO THE DEFENDANT, YOU HAVE BEEN
 SUED IN COURT. PLEASE SEE ATTACHED NOTICES.

AVISO AL DEMANDADO HAN DEMANDADO EN CORTE.
 VEA POR FAVOR LOS AVISOS ASOCIADOS.

To resolve this matter without appearing in court, contact the attorney shown above immediately.

All corporations (Plaintiff and Defendant) must be represented by an attorney.



**PHILADELPHIA MUNICIPAL COURT
FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107

Patrick F. Dugan, President Judge

John J. Joyce, Deputy Court Administrator

CE-19-07-72-0216

City of Philadelphia Law Department, Water Revenue Bureau Municipal Services Building 1401 JFK Boulevard, 5th Floor Philadelphia, PA 19102	ABRAHAM ITUAH 2507 N 19TH ST PHILADELPHIA, PA 19132
<i>Plaintiff</i>	<i>Defendant(s)</i>

Adriana K. Gonzalez

Plaintiff/Attorney

Attorney # 318831

Address &
Phone

Municipal Services Building 1401 JFK Boulevard,
5th Floor
Philadelphia, PA 19102

ORDER

AND NOW, to wit this 29th day of August, 2019, upon consideration of the above captioned complaint, it is hereby ordered and decreed that the above captioned case be marked as follows:

Judgment for Plaintiff by Default. Judgment in the amount of \$1,556.99, plus \$27.00 Costs.

BY THE COURT:

D. NELSON J.



PHILADELPHIA MUNICIPAL COURT
Office of the Deputy Court Administrator
1339 Chestnut Street, 10th Floor, Philadelphia, PA 19107
215-686-2910
08/29/2019

Patrick F. Dugan
President Judge

John J. Joyce
Deputy Court Administrator

City of Philadelphia Law Department,
Water Revenue Bureau

Plaintiff

Date of Judgment: 08/29/2019
Claim No: CE-19-07-72-0216

vs.

ABRAHAM ITUAH
2507 N 19TH ST
PHILADELPHIA, PA 19132

Defendant,

Hearing Date Was: 08/29/2019
Judgment/Cost: \$1,583.99
Total Amount Due: \$1,583.99

NOTICE OF JUDGMENT

Pursuant to Rule 122, you are hereby notified that a judgment has been entered against you, as Defendant, for failure to pay water/sewer rents.

Upon Payment to the Plaintiff of the above judgment amount, an Order To Satisfy will be filed by the Plaintiff and the judgment will be satisfied on the record.

Your certified check or money-order, made payable to the City of Philadelphia, can be mailed, along with this notice directly to: City of Philadelphia, Law Department, Water Collections Unit, Municipal Services Building, 5th Floor, 1401 John F. Kennedy Blvd, Philadelphia, PA 19102-1595.

Unless the above judgment amount is paid or satisfactory payment arrangements are made with the Law Department within 30 days from the date hereof, further legal action for collection may be taken with additional costs chargeable against you.

If you have any questions concerning this matter, please contact the Law Department, Water/Sewer Unit, at 215-686-0546, 0545, 0544, or 0543.

John J. Joyce
Deputy Court Administrator

*

LANA702 CITY OF PHILADELPHIA 01/10/20
A130 AGENCY RECEIVABLES 1:25 PM
INQUIRE BILL

ABRAHAM ITUAH 04624 N 12TH ST
STREET CODE.: 88030 HOUSE NUMBER: 04624 BILL NUMBER.: 0523830
ACTIVITY DATE.....: 07/2010 PRINCIPAL DUE.: 271.55
AGENCY TYPE.....: L LICENSES & INSPECTION INTEREST DUE...: 152.58
WORK DESCRIPTION.....: 54 L&I PCLN & SEAL (GF) LIEN DUE.....:
BILL DATE.....: 07/14/2010 OTHER DUE.....:
WORK COMPLETION DATE: 06/29/2010 TOTAL DUE.....: 424.13
VIOLATION DATE.....: 06/07/2010 PRINCIPAL PAID:
LIEN CODE.....: C01 INTEREST PAID.:
CLEAN AND SEAL UP VACANT BUILDING LIEN PAID.....:
BATCH NUMBER.....: 7102 OTHER PAID.....:
B OF R NUMBER.....: 491457800 TOTAL PAID.....:
LIEN NUMBER.....: 10100308 COLLECTION STATUS:
HOUSE SUFFIX.....: HOUSE OVERFLOW.....:
BILL TYPE.....: P ADDITIONAL ADDRESS INFO?
UPDATE INFO.....: 10/1/2010 09:05AM RTAGRS20

PF1=HELP PF4=COMMENTS PF5=REFER HIST PF12=EXIT
TRANSFER TO A130 COMPLETE

LANA702 CITY OF PHILADELPHIA 01/10/20
A130 AGENCY RECEIVABLES 1:28 PM
INQUIRE BILL

ABRAHAM ITUAH 00508 W TABOR RD
STREET CODE.: 76540 HOUSE NUMBER: 00508 BILL NUMBER.: 02668607
ACTIVITY DATE.....: 03/2019 PRINCIPAL DUE.: 63,188.62
AGENCY TYPE.....: L LICENSES & INSPECTION INTEREST DUE...: 3,475.34
WORK DESCRIPTION....: S1 L&I PDEMOLITION (GF) LIEN DUE.....:
BILL DATE.....: 03/11/2019 OTHER DUE.....:
WORK COMPLETION DATE: 03/04/2019 TOTAL DUE.....: 66,663.96
VIOLATION DATE.....: 12/27/2018 PRINCIPAL PAID:
LIEN CODE.....: D01 INTEREST PAID.:
COMPLETE DEMOLITION OF EXISTING STRUCTURE LIEN PAID.....:
BATCH NUMBER.....: 14260 OTHER PAID.....:
B OF R NUMBER.....: 612003800 TOTAL PAID.....:
LIEN NUMBER.....: COLLECTION STATUS:
HOUSE SUFFIX.....: HOUSE OVERFLOW.....:
BILL TYPE.....: P ADDITIONAL ADDRESS INFO?
UPDATE INFO.....: 3/22/2019 09:42AM RTAGR520

PF1=HELP PF4=COMMENTS PF12=EXIT
TRANSFER TO A130 COMPLETE

CIVIL ACTION/CITY BUSINESS TAX
TAX COLLECTION CASE



BY: JONATHAN M. TALAMINI, ASSISTANT CITY SOLICITOR
ATTORNEY IDENTIFICATION NUMBER: 315143
5TH FLOOR, MUNICIPAL SERVICES BUILDING
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
(215) 686-0516

CITY OF PHILADELPHIA

VS.

ABRARAM ITUAH
4021 NEILSON STREET
PHILADELPHIA, PA 19124

Individually assigned to:
Tax Program

COURT OF COMMON PLEAS
PHILADELPHIA COUNTY

NO.

PRAECIPE TO ISSUE SUMMONS
5100-CITY BUSINESS TAX-COLLECTION

TO THE PROTHONOTARY:

Kindly issue a Writ of Summons in Civil Action in the above-captioned matter.



JONATHAN M. TALAMINI
ASSISTANT CITY SOLICITOR

C.P. 97

Commonwealth of Pennsylvania

SUMMONS
CITACION

CITY AND COUNTY OF PHILADELPHIA

COURT OF COMMON PLEAS

_____ Term, 20____

No. _____

City of Philadelphia

vs.

Abraram Ituah

To⁽¹⁾

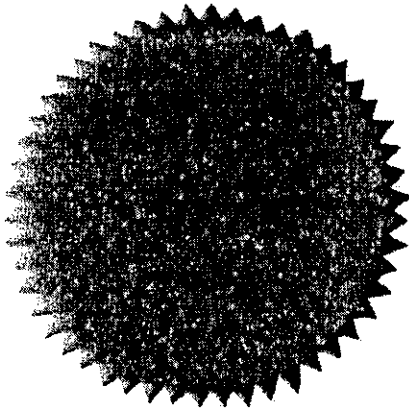
Abraram Ituah
4201 Neilson Street
Philadelphia, PA 19124

You are notified that the Plaintiff⁽²⁾

Usted esta avisado que el demandante⁽²⁾

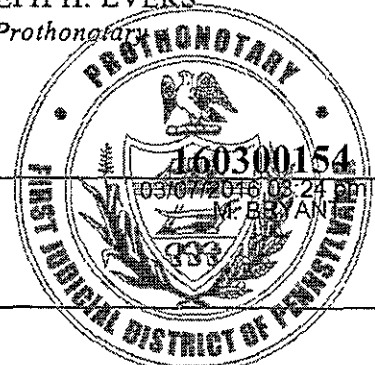
Has (have) commenced an action against you.

Ha (han) iniciado una accion en contra suya.



JOSEPH H. EVERS

Prothonotary



By _____

Date _____

⁽¹⁾ Name(s) of Defendant(s)

⁽²⁾ Name(s) of Plaintiff(s)

BY: CHRISTINE BAK, DEPUTY CITY SOLICITOR
 ATTORNEY IDENTIFICATION NUMBER: 35683
 5TH FLOOR, MUNICIPAL SERVICES BUILDING
 1401 JOHN F. KENNEDY BOULEVARD
 PHILADELPHIA, PA 19102
 (215) 686-0567

COMMON PLEAS COURT

ACCOUNT #8086860

CITY OF PHILADELPHIA

VS.

ABRARAM ITUAH
 4021 Neilson Street
 Philadelphia PA 19124

STIPULATION FOR JUDGMENT AGAINST DEFENDANT

AND NOW, this 1 day of July, 2015, it is hereby stipulated by and between the City of Philadelphia (hereinafter "Plaintiff"), and Abraham Ituah (hereinafter "Defendant"), as follows:

§ I. Terms and Conditions

- A. That this Stipulation (hereinafter "Agreement"), contains all of the terms and conditions agreed upon by the parties, and no other agreements, oral or otherwise, shall be deemed to exist or to bind any of the parties hereto. Any and all amendments to this Agreement must be in writing, and signed by the parties.
- B. That judgment be entered in favor of Plaintiff and against Defendant in the amount of \$18,671.67 which includes tax principal of \$7,667.04, interest of \$4,071.50 and penalties computed to June 26, 2015, of \$6,933.13, plus additional interest and penalties that will continue to accrue pursuant to § 19-509(1) of the Philadelphia Code (hereinafter the "Judgment Amount"), and as described below:

12312007 BIR	\$2,458.04
12312008 BIR	\$1,397.00
12312009 BIR	\$426.00
12312010 BIR	\$103.00
04112011 BIR	\$ 0.00
12312011 BIR	\$175.00
12312012 BIR	\$212.00
04152012 BIR	\$0.00
12312013 BIR	\$2005.00
12312014 BIR	\$144.00
04152015 BIR	\$144.00
12312006 NPT	\$462.00

12312011 NPT	\$47.00
12312012 NPT	\$58.00
12312013 NPT	\$15.00
12312014 NPT	\$21.00
Interest to June 26, 2015	\$4,071.50
Penalties to June 26, 2015	\$6,933.13
TOTAL JUDGMENT AMOUNT	\$18,671.67

- C. That execution upon the Judgment Amount will be stayed upon the condition that Defendant satisfies the Settlement Amount as defined below, does not breach this agreement, and otherwise complies with the following payment schedule and requirements:
1. A down payment of \$1,555.98 due on or before July 1, 2015. Thereafter, Eleven payments of \$1,555.97 are due on the First of each month for 11 months commencing on August 1, 2015 until the Settlement Amount of \$18,671.67 is paid in full. Defendant is making all payments pursuant to this agreement in the normal course of business or financial affairs.
 2. Defendant must timely file all tax returns and pay directly to the Department of Revenue the full liability of all current taxes, when due, including but not limited to real estate taxes. Failure to do so is a breach of this Stipulation. Current taxes are those taxes and periods subsequent to those covered by this Stipulation.
 3. If Defendant makes all payments pursuant to the payment schedule described in paragraph (C) (1) above, and otherwise in accordance with this Agreement, Plaintiff agrees to abate interest and penalty in the amount of \$0.00 that has accrued upon the unpaid tax principal. Plaintiff also agrees to abate all interest and penalty that accrues after June 26, 2015, as a part of this Settlement Agreement.
 4. **All payments are to be made with guaranteed funds via bank check, certified check, or money order made payable to "City of Philadelphia" and directed to The City of Philadelphia Department of Revenue, P.O. Box 1630, Philadelphia, PA 19102-1630. At the Plaintiff's discretion, personal checks may be accepted. However, in the event that a personal check is returned for insufficient funds, the Defendant will be charged a \$20.00 transaction fee and the payment will remain due according to the original payment due date. You will receive monthly bills and payment coupons from the Department of Revenue. To insure that your payments are applied properly, you must submit your payment with the monthly coupon. Should you have any questions or concerns regarding this agreement, please contact me at (215) 686-0567.**

5. Payments remitted shall not contain any statement or language implying that the account is closed, or that the debt has been satisfied prior to notification of the same by Plaintiff.

§ II. Breach


- A. If Defendant fails to perform any of the terms, covenants, or conditions of this Agreement as specified in § I (A) – (C), such failure shall constitute a breach. Any misrepresentation of material facts regarding Defendant's financial condition, shall constitute a breach of this agreement. The failure to file, or a failure to remit payment for all current taxes when due shall constitute a breach.
- B. Defendant agrees to notify Plaintiff of any change in corporate name, officers, or location during the term of this agreement. Such information must be submitted to Plaintiff in writing and within 30 days of the relevant change; failure to do so will be considered a breach of this agreement.
- C. In the event of a breach, Plaintiff may proceed immediately, without further notice to Defendant(s), to execute upon aforesaid judgment for the full Judgment Amount. At Plaintiff's discretion, Defendant may cure the breach in a reasonable time and manner, without affecting Plaintiff's right to declare a breach in the future.

§ III. Reservation of Rights


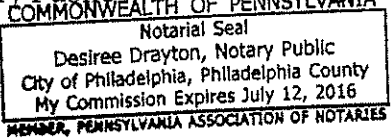
- A. Plaintiff City hereby acknowledges that the Defendant has filed a petition for administrative review with the Tax Review Board for the business tax liabilities contained herein. Plaintiff City agrees that this agreement will be amended by the determination of the Tax Review Board, if any. If the Board's determination reduces the amount of tax and or any of the interest and penalties, the Plaintiff City will adjust the payments under this Agreement and the Judgment amount to reflect the Board's decision. Prior payments will apply to reduce the Board's determination. The determination of the Board is the final appeal available to the Defendant. The Board's decision that is available to reduce this agreement must be known by May 31, 2016.
- B. In the event that the Department of Revenue audits the Defendant for any periods contained herein or otherwise, Plaintiff reserves the right to seek payment for these and any additional liabilities that may be revealed or owed.
- C. Plaintiff's failure to exercise any rights set forth in this agreement shall not constitute a waiver of such rights.
- D. Plaintiff shall have the aforesaid judgment marked satisfied upon receipt of the Settlement Amount and in accordance with the terms and conditions set forth herein.
- E. The undersigned hereby acknowledges that he or she has read, understands and accepts this Agreement in full.

JUDGMENTS BY AGREEMENT CAN NOT BE APPEALED.

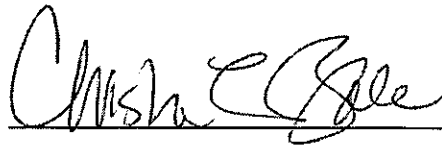
Date: 6/29/15

By: 
Abraham Ituah, Defendant

Sworn to and subscribed before me this
day of 29th, JUNE, 2015


Notary Public
COMMONWEALTH OF PENNSYLVANIA


Date: _____

By: 
CHRISTINE BAK
DEPUTY CITY SOLICITOR
Attorney for Plaintiff
City of Philadelphia